

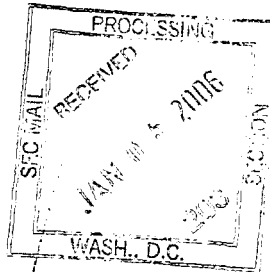
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ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.



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PROCESSED

JAN 13 2006

THOMSON
FINANCIAL

FINAL FORM D

OMB APPROVAL

OMB Number: 3235-0076

Expires: May 31, 2005

Estimated average burden hours per response... 1

SEC USE ONLY

Prefix

Serial

DATE RECEIVED

[Management/Development Services]

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

Name of Offering (check if this is an amendment and name has changed, and indicate change.)

ISSUANCE OF OP UNITS IN REPUBLIC PROPERTY LIMITED PARTNERSHIP IN EXCHANGE FOR CONTRIBUTED ASSETS

Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505 ☒ Rule 506 ☐ Section 4(6) ☐ ULOE

Type of Filing: ☐ New Filing ☒ Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

Name of Issuers (check if this is an amendment and name has changed, and indicate change.)

REPUBLIC PROPERTY LIMITED PARTNERSHIP (the "OP"), wholly owned operating partnership subsidiary of REPUBLIC PROPERTY TRUST (the "REIT"), the General Partner of the OP

Address of Executive Offices & Telephone Numbers of both issuers: c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024 (202) 863-0300

A. BASIC IDENTIFICATION DATA

Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Incl. Area Code) (if different from Executive Offices)

Brief Description of Business Republic Property Limited Partnership is the Operating Partnership of Republic Property Trust, which is a Maryland real estate investment trust that owns, acquires and develops office properties.

Type of Business
Organization

☐ corporation ☒ The OP is a Delaware limited partnership, already formed ☒ The REIT is a Maryland real estate investment trust, already formed
☐ business trust ☐ limited partnership, to be formed

THE OP: Month/Year of the OP:
Actual or Estimated Date of Incorporation or Organization: [0][7][0][5] ☒ Actual ☐ Estimated
tion: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada; FN for other foreign jurisdiction) [D][E]

GENERAL INSTRUCTIONS

Federal: *Who Must File:* All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix in the notice constitutes a part of this notice and must be completed.

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that ☐ Promoter ☐ Beneficial ☐ Executive ☐ Director ☒ General Partner (GP)
Apply: Owner Officer

Full Name (Last name first, if individual)
Republic Property Trust

Business or Residence Address (Number and Street, City, State, Zip Code)
1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that ☐ Promoter ☐ Beneficial ☐ Executive ☒ Trustee (Chairman ☐ General and/or
Apply: Owner Officer of Board) of GP Managing Partner

Full Name (Last name first, if individual)
Kramer, Richard L.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that ☐ Promoter ☐ Beneficial ☒ Executive ☒ Trustee of ☐ General and/or
Apply: Owner Officer of GP GP Managing Partner

Full Name (Last name first, if individual)
Keller, Mark R.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that ☐ Promoter ☐ Beneficial ☒ Executive ☒ Trustee of ☐ General and/or
Apply: Owner Officer of GP GP Managing Partner

Full Name (Last name first, if individual)
Grigg, Steven A.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that ☐ Promoter ☐ Beneficial ☒ Executive ☐ Director ☐ General and/or
Apply: Owner Officer of GP Managing Partner

Full Name (Last name first, if individual)
Azaroff, Geoffrey N.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

A. BASIC IDENTIFICATION DATA

Check Box(es) that Apply:	<input type="checkbox"/> Promoter	<input type="checkbox"/> Beneficial Owner	<input checked="" type="checkbox"/> Executive Officer of GP	<input type="checkbox"/> Director	<input type="checkbox"/> General and/or Managing Partner
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Full Name (Last name first, if individual)
Cole, Peter J.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer of GP ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)
Green, Michael J.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer of GP ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)
Jones, Michael C.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer of GP ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)
Pieruccini, Frank M.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer of GP ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)
Pulliam, Andrew G.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer of GP ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)
Siegel, Gary R.

Business or Residence Address (Number and Street, City, State, Zip Code)
c/o Republic Property Trust, 1280 Maryland Avenue, S.W., Suite 280, Washington, DC 20024

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Yes
[] No
[☒]

Answer also in Appendix, Column 2, if filing under ULOE.

2. What is the minimum investment that will be accepted from any individual? \$NONE
3. Does the offering permit joint ownership of a single unit? Yes
[☒] No
[]
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. NONE
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Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... [] All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OR PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box ☒ and indicate in the columns below the amounts of the securities offered for exchange and already exchanged. 1/

Type of Security	Aggregate Value of Offered Securities	Value of Exchanged Securities
Debt.....	\$ <u>0</u>	\$ <u>0</u>
Equity	\$ <u>0</u>	\$ <u>0</u>
<input type="checkbox"/> Common		
<input type="checkbox"/> Preferred		
Convertible Securities:	\$ <u>0</u>	\$ <u>0</u>
Partnership Interests.....	\$ <u>0</u>	\$ <u>0</u>
Other: 482,192 units of limited partnership interest in the OP	\$5,786.304	\$5,786.304
("OP Units"), at per OP Unit value of \$12.00		
Total	\$5,786.304	\$5,786.304

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number of Investors	Dollar Amount of Exchanged Securities
Accredited Investors	<u>4</u>	\$5,786.304
Non-accredited Investors	<u>0</u>	\$ <u>0</u>
Total (for filings under Rule 504 only)	<u>N/A</u>	\$ <u>N/A</u>

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C-Question 1.

Type of offering	Type of Security	Dollar Amount Sold
Rule 505	<u>N/A</u>	<u>0</u>
<u>Regulation A</u>	<u>N/A</u>	<u>0</u>
Rule 504	<u>N/A</u>	<u>0</u>
Total	<u>N/A</u>	<u>N/A</u>

1/ Certain management development services will be contributed to the OP in exchange for OP Units.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OR PROCEEDS

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	[]	\$ <u>0</u>
Printing and Engraving Costs	[]	\$ <u>0</u>
Legal Fees	<input checked="" type="checkbox"/>	\$ <u>25,000</u>
Accounting Fees	[]	\$ <u>0</u>
Engineering Fees	[]	\$ <u>0</u>
Sales Commissions (specify finders' fees separately)	[]	\$ <u>0</u>
Other Expenses (identify)	[]	\$ <u>0</u>
Total	<input checked="" type="checkbox"/>	\$ <u>25,000</u>

- b. Enter the difference between the aggregate offering price given in response to Part C- Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."


No adjusted
gross proceeds
in the exchange
offering

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.

	Distribution to Officers, Directors & Affiliates	Distribution To Others
Salaries and fees	[] \$ <u>0</u>	[] \$ <u>0</u>
Purchase of real estate	[] \$ <u>0</u>	[] \$ <u>0</u>
Purchase, rental or leasing and installation of machinery and equipment	[] \$ <u>0</u>	[] \$ <u>0</u>
Construction or leasing of plant buildings and facilities	[] \$ <u>0</u>	[] \$ <u>0</u>
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger) ...	[] \$ <u>0</u>	[] \$ <u>0</u>
Repayment of indebtedness	[] \$ <u>0</u>	[] \$ <u>0</u>
Working capital	[] \$ <u>0</u>	[] \$ <u>0</u>
Other (specify): For services provided to the OP	[] \$ <u>0</u>	[] \$ <u>5,786,304</u>
Column Totals	[] \$ <u>0</u>	[] \$ <u>5,786,304</u>
Total Payments Listed (column totals added)	[] \$ <u>5,786,304</u>	

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) REPUBLIC PROPERTY LIMITED PARTNERSHIP (the "OP"), wholly owned operating partnership subsidiary of the REIT, and By: REPUBLIC PROPERTY TRUST, the General Partner of the OP	Signature 	Date January 5, 2006
Name of Signer (Print or Type) Mark R. Keller	Title of Signer (Print or Type) Chief Executive Officer	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)
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